

082.0

0002

0075.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

748,700 / 748,700

USE VALUE:

748,700 / 748,700

ASSESSED:

748,700 / 748,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
32		MELANIE LN, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CONNOLLY JOSEPH L & JOAN	
Owner 2:		
Owner 3:		

Street 1:	32 MELANIE LANE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02474	Type:
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PREVIOUS OWNER	
Owner 1:	CONNOLLY JOSEPH L & JOAN -
Owner 2:	-

Street 1:	32 MELANIE LANE
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION
This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1984, having primarily Vinyl Exterior and 2206 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	Exempt
s	
t	

water	
Sewer	
Electri	
Topo	
Street	
Gas:	

BUILDING PERMITS	
Date	Number
8/18/2015	1150
7/1/2011	652
10/23/2009	1047

Descr	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
Renovate	30,966	8/18/2015				Build new 6 x 15 r
Redo Bat	14,700	C				
New Wind	5,295					

Census:	
Flood Haz:	
D	Exempt
s	
t	

Gas:	
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LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

Sq. Ft.	Site
7058	

0	70.	0.90	6

Infl 1	%	Infl 2	%	Infl 3	%

Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
442,218						442,200	

Total AC/Ha:	0.16203	Total SF/SM:	7058	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	442,218	Spl Credit		Total:	442,200
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 19 - Ranch				Full Bath: 1	Rating: Very Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: BEIGE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>													
Year Blt: 1984	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict: G17	Fact:	.		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	18. %												
Prim Int Wal: 2 - Plaster				Functional:		%											
Sec Int Wall:	%			Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 4 - Carpet				Override:		%											
Sec Floors:	%			Total:	18.2 %												
Bsmnt Flr: 4 - Carpet				<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ: 100.00													
Bsmnt Gar: 1				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 1.00000000													
Insulation: 2 - Typical				Adj \$ / SQ: 135.000													
Int vs Ext: S				Other Features: 88500													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 374659													
% Com Wal	% Sprinkled			Depreciation: 68188													
				Depreciated Total: 306471													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 082.0-0002-0075.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X7	A	AV	1984	0.00	T	28	101					
More: N	Total Yard Items:				Total Special Features:								Total:				